



Wylie Planning and Zoning Commission

Minutes
Wylie Planning & Zoning Commission
Tuesday April 3, 2018 – 6:00 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

The Planning and Zoning Commission was called to order at 6:00 p.m. A quorum was present. Commissioners present were: Chair Ron Smith, Vice Chair Randy Owens, Commissioner Jade Duan, Commissioner Roger Myers, Commissioner Mike McCrossin, and Commissioner Bryan Rogers. Commissioner Brad Emerson was absent.

Staff present was Renae' Ollie, Development Services Director, Kevin Molina, Planner, and Mary Bradley, Administrative Assistant.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Myers gave the Invocation. Commissioner Duan led the Pledge of Allegiance.

CITIZENS COMMENTS

Chair Smith opened the Citizens Participation. With no one approaching the Commissioners, Chair Smith closed the Citizen Participation.

CONSENT ITEMS

Consider and act upon approval of the Minutes from the March 20, 2018, Regular Meeting.

Board Action

A motion was made by Commissioner Rogers and seconded by Commissioner McCrossin to approve the minutes for March 20, 2018, as submitted. Motion carried 6 – 0.

REGULAR AGENDA

Public Hearing

Replat Railroad Lot 1R, Block 6 – RP 2018-02

Hold a Public Hearing to consider, and act upon, a recommendation to the City Council regarding a Replat for Railroad Addition, Lot 1R, Block 6; Being a Replat of Lots 1, 2, and 3, Block 6, establishing one lot on 0.557 acres, located on the southwest corner of Brown and 1st streets (305-307 1st Street). **RP 2018-02**

Staff Presentation

Mr. Molina stated that the applicant is desiring to reconfigure three lots into one lot on 0.557 acres. Lots 1 and 2 has a structure that is used as a church/house of worship. Lot 3 has an existing residential structure, in need of replacement. All three lots are owned by the church.

The purpose of the replat is to remove the property lines between lots and would allow future construction and setbacks to conform.

Twenty notifications were mailed to property owners within 200 feet, and no comment forms were received in favor or in opposition.

Public Comments

Chair Smith opened the Public Hearing.

Mr. Christopher Koehler, 304 N. First Street, expressed concern of traffic and parking.

Mr. Bobby Mitchell, Box 503, owner of 308 N. First Street, expressed concern of parking.

Mr. Gary Taylor, 305 N First, applicant, stated that currently there is a gravel parking lot in the rear of the church. Wylie Economic Development will be paving the unimproved alley. Once the alley is paved, Citipointe will pave all three of their existing lots, in turn expand the parking lot to the rear. This will also allow additional parking for the downtown merchants on days that there is no function at the church.

Chair Smith closed the Public Hearing.

Board Action

A motion was made by Commissioner Rogers and seconded by Vice Chair Owens, to recommend approval to the City Council regarding Replat for Railroad Addition, Lot 1R, Block 6; Being a Replat of Lots 1, 2, and 3, Block 6, establishing one lot on 0.557 acres, located on the southwest corner of Brown and 1st streets (305-307 1st Street). **RP 2018-02**. Motion carried 6 – 0.

Zoning Case 2018-05

Hold a Public Hearing to consider, and act upon, a recommendation to the City Council regarding rezoning a lot from Agricultural (AG/30) to Commercial Corridor (CC), property generally located in the northeast quadrant of Brown Street and SH 78. **ZC 2018-05**

Staff Presentation

Mr. Molina stated that the applicant is requesting to rezone a 19.76 acre property located in the northeast quadrant of Brown and State Highway 78. The applicant is requesting the tract be rezoned from Agricultural to Commercial Corridor.

Commercial Corridor is compatible with the Comprehensive Land Use Plan, with designation of General Urban, which supports retail, restaurant type uses along State Highway 78.

If the zoning request is approved, the applicant will seek a use for the property and will adhere to the standards as set forth in the zoning ordinance. Any development for the site will require a site plan and plat.

Thirty-four notifications were mailed and no responses were received in favor or in opposition of the request.

Public Comments

Chair Smith opened the Public Hearing.

Mr. Todd Winters, Engineering Concepts, 201 Windco Circle, representative for the applicant, stated that this is the first step to obtain permanent zoning and start process for retail uses on the property.

Ms. Christie Fleming, 307 Hawthorn Drive, expressed concern of crime, noise from traffic and decrease of property value.

Chair Smith closed the Public Hearing.

Board Action

A motion was made by Vice Chair Owens, and seconded by Commissioner Myers, to recommend approval to the City Council regarding rezoning a lot from Agricultural (AG/30) to Commercial Corridor (CC), property generally located in the northeast quadrant of Brown Street and SH 78. ZC 2018-05. Motion carried 6 – 0.

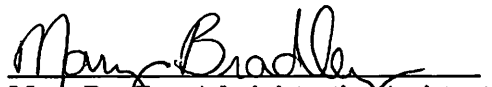
Chair Smith reminded the Commissioners of the next meeting on April 17, 2018. Commissioner McCrossin stated that he will be unable to attend.

ADJOURNMENT

A motion was made by Commissioner Myers, and seconded by Commissioner Duan to adjourn the meeting at 6:23PM. All Commissioners were in consensus.


Ron Smith, Chair

ATTEST:


Mary Bradley, Administrative Assistant